

This instrument was prepared by:
John Smith
114 Somewhere St.
Island, FL 33040

Folio Number/Real Estate Number: 100250400.0000001

WARRANTY DEED

THIS INDENTURE made this day of , 20 , between John & Mary Smith, husband and wife, County of Monroe, State of Florida, whose post office address is: [list address of grantor], Grantors, and MONROE COUNTY a political subdivision of the State of Florida, whose address is c/o Board of County Commissioners, 1100 Simonton Street, Key West, Florida 33040, of the County of Monroe, State of Florida, Grantee.

WITNESSETH, That the said Grantor for and in consideration of 2 points for land dedication in the Monroe County dwelling unit allocation system for building permit application # [enter building permit application number] and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, releases, conveys and confirms unto the Grantee and Grantee’s heirs and assigns forever the following described land situate, lying and being in MONROE County, State of Florida, to wit:

Lot 5, Block 2, RAMROD SHORES MARINA SECTION, according to the Plat thereof as recorded in Plat Book 6, Page 22 of the Public Records of Monroe County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby warrant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to date of transfer.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

Witness Signature to both

(Print or Type Name of Witness)

John Smith
114 Somewhere St., Island, FL 33333

Witness Signature to both

(Print or Type Name of Witness)

Mary Smith
114 Somewhere St., Island, FL 33333

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by [list name(s) of person conveying the property], husband and wife, who is/are personally known to me or who have produced _____, as identification.

(SEAL)
My Commission expires

Notary Public Signature

Print Name